| 104.0 | 0008 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 777,200 / 777,200 |
| | | | | | USE VALUE: | 777,200 / 777,200 |
| | | | | | ASSESSED: | 777,200 / 777,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 2 | | MOCCASIN PATH, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RANDHAWA RANJIT |
| Owner 2: | ALVAREZ MONICA A |
| Owner 3: | |
| Street 1: | 2 MOCCASIN PATH |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BOYLE ELEANOR M - |
| Owner 2: | - |
| Street 1: | 2 MOCCASIN PATH |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1531 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8300.000 | 308,500 | 400 | 468,300 | 777,200 |
| Total Card | 0.191 | 308,500 | 400 | 468,300 | 777,200 |
| Total Parcel | 0.191 | 308,500 | 400 | 468,300 | 777,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.64 | /Parcel: 507.64

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 67288 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/17/18 |

!8306!

## PREVIOUS ASSESSMENT

Parcel ID: 104.0-0008-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 308,500 | 400 | 8,300. | 468,300 | 777,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 297,300 | 400 | 8,300. | 468,300 | 766,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 297,000 | 400 | 8,300. | 468,300 | 765,700 | 765,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 235,700 | 500 | 8,300. | 468,300 | 704,500 | 704,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 235,700 | 500 | 8,300. | 401,400 | 637,600 | 637,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 235,700 | 500 | 8,300. | 374,600 | 610,800 | 610,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 235,700 | 500 | 8,300. | 321,100 | 557,300 | 557,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 220,300 | 500 | 8,300. | 287,700 | 508,500 | 508,500 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 07:06:02 |

## LAST REV

| Date | Time |
|---|---|
| 10/27/21 | 10:58:03 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8306

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BOYLE ELEANOR M | 1405-109 | | 9/22/2011 | | 491,000 | No | No | | |
| | 562-119 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 67288 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/2/2021 | 1141 | New Buil | 697,000 | O | | | | |
| 7/16/2021 | 963 | Demoliti | 15,000 | O | | | | |
| 6/29/2007 | 514 | Re-Roof | 5,400 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/17/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/27/2012 | External Ins | BR | B Rossignol |
| 12/22/2011 | MLS | EMK | Ellen K |
| 6/5/2009 | Measured | 189 | PATRIOT |
| 11/10/1999 | Mailer Sent | | |
| 10/27/1999 | Measured | 264 | PATRIOT |
| 12/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8300 | | Sq. Ft. | Site | | 0 | 70. | 0.81 | 4 | | | | | | | | | 468,298 | | | | | | 468,300 | |

| Total AC/HA: | 0.19054 | Total SF/SM: | 8300 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 468,298 | Spl Credit | | Total: | 468,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1955 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | A - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.33582616 |
| Const Adj.: | 1.04989493 |
| Adj $ / SQ: | 154.272 |
| Other Features: | 61038 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 345880 |
| Depreciation: | 37355 |
| Depreciated Total: | 308525 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

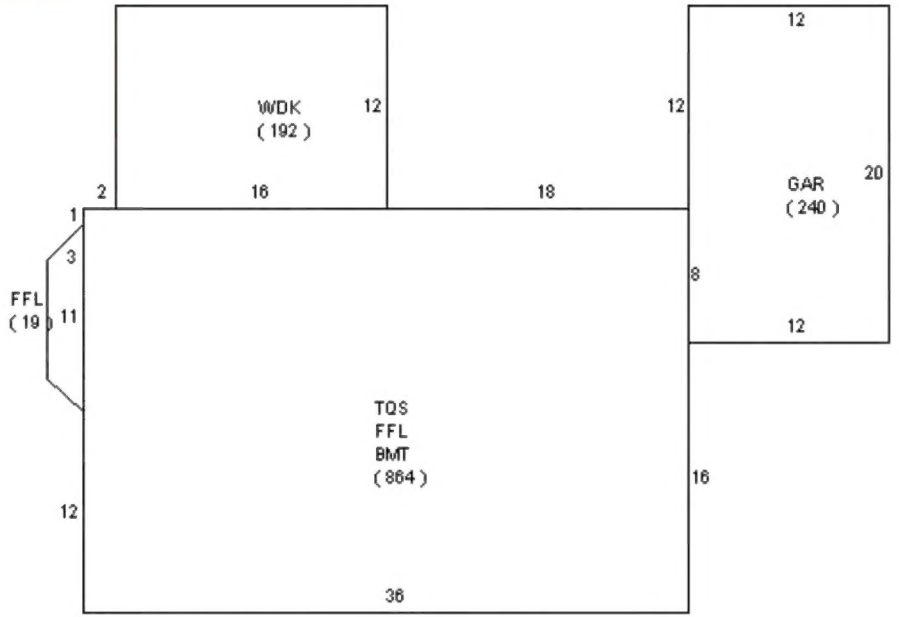
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 154.27 |
| Special Features: | 0 | Val/Su Net: | 109.13 |
| Final Total: | 308500 | Val/Su SzAd | 201.50 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 883 | 154.270 | 136,223 |
| BMT | Basement | 864 | 46.280 | 39,987 |
| TQS | 3/4 Story | 648 | 154.270 | 99,969 |
| GAR | Garage | 240 | 26.680 | 6,404 |
| WDK | Deck | 192 | 11.770 | 2,259 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,827 | | | Total: | 284,842 |
| Size Ad | 1531 | Gross Area | 3043 | FinArea | 1531 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

104.0-0008-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 20X10 | A | FR | 1972 | 4.13 | T | 47 | 101 | | | 400 | | | 400 |

| More: | N | Total Yard Items: | 400 | Total Special Featues: | | Total: | 400 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc